

PRESENT: Marshall, Parella, Barboza, and Herreshoff

ABSENT: Cordeiro

The Council met in special session on Monday evening, November 15, 2010, in the Town Hall, Council Chambers beginning at 7:41 o'clock PM, Council Chairman Marshall presiding:

1. Interviews

**Waypoyset Trust**

Ronald Roscoe, 1 Sousa Street

Council Chairman Marshall stated that the Waypoyset is "an important Trust" and that much due-diligence is required regarding same. He added that it is important that the Town's open space parcels should be safeguarded for future generations.

Mr. Roscoe noted that his previous residence was at Bristol Narrows so that he is familiar with the Waypoyset preserve. He noted that the plans for the area from some time ago included a visitor center and a nature walk. He added that he is interested in Native American history and that the closure of the Haffenreffer museum galleries makes the Waypoyset property a more prominent local resource concerning same.

He added his understanding that one of the reasons for the preserve is that it should function as a "learning tool" and also for Native American ceremonial purposes.

Mr. Roscoe shared that he has a military background with 23 years in the National Guard and that he is retired and has time to devote to the Trust. He added that he has some working knowledge of the Pokonoket Tribe and that he knows the Tribe elders.

Councilwoman Parella stated that it would be an advantage to have someone from the neighborhood to serve on the Trust since it is likely that Mr. Roscoe is aware of neighborhood concerns.

Councilman Barboza noted that he is also aware of the plan for a visitor center, etc., but that funding is an issue. He added that the Trust should work with Recreation Director Burke regarding the recreational aspects of the property and also that certain Federal funding may be available for Native American sites.

Councilman Barboza also noted that Mr. Roscoe was a member of the Sons of the American Revolution (SAR) and asked how one becomes a member of the organization with Mr. Roscoe responding that membership is based upon one's ancestors' participation in the American Revolution.

Mr. Roscoe also informed the Council that he did project work while employed at Davol and that he was also familiar with the bid process.

Councilman Herreshoff asked Mr. Roscoe if he was familiar with the intention of the Trust with Mr. Roscoe responding that the Trust is charged with promoting the history of the preserve and the Native Americans of the area.

Councilwoman Parella suggested that school children might be invited to the preserve for educational field trips. She explained that many field trips can be expensive and that a trip to the preserve may be a low-cost option for some schools.

In closing, Mr. Roscoe thanked the Council for the opportunity with Council Chairman Marshall thanking Mr. Roscoe for his interest in the position.

#### **Post Retirement Benefits Fund - Board of Trustees**

Michael A. Lenarcic, 155 Ferry Road

Council Chairman Marshall stated that Mr. Lenarcic appears to have good qualifications for the position.

Mr. Lenarcic informed the Council that he retired to Bristol from New Jersey and also that he spent his career in the investment field and has been looking for an opportunity to be of service.

Councilman Barboza stated that the Town was the first in the State to begin a post-retirement benefits fund with Mr. Lenarcic explaining that he investigated the matter on the internet and found that the Town is ahead of many other places regarding this matter.

He added that he believes that he can provide some fiduciary guidance in order to accumulate the funds needed to pay future benefits.

**Mount Hope Trust - Board of Trustees**

Anthony H. Rego, Jr, 1176 Hope Street

Mr. Rego informed the Council that he possesses a financial background and that he is familiar with the property since he played there as a child. He also informed the Council that he was an acquaintance of a former property caretaker, Mr. Troiano.

Mr. Rego added that he would like to see the Farm "grow."

Councilman Herreshoff asked to know if Mr. Rego has been a regular visitor to the Farm with Mr. Rego replying that he worked as a volunteer recently at the "Cool Jazz" event and also that he is retired and has the energy needed to work as a member of the Trust.

Mr. Rego noted an idea to sell Christmas Trees at the property as a fundraiser and to make this an "event" with perhaps refreshments in the Barn.

Councilman Barboza noted the recent revisions to the Trust's bylaws and that the Farm has experienced a "180 degree" shift from what it was earlier this year. He added that there is now a marketing committee, etc.

Councilman Herreshoff asked to know if Mr. Rego was related to the attorneys at Rego & Rego with Mr. Rego responding that these persons are his cousins.

Council Chairman Marshall stated that this is a "serious appointment" and that everyone is poised to see Mount Hope Farm succeed and fulfill its original intent of public access and open space preservation.

Brian W. Clark, 7 Heritage Road

Mr. Clark informed the Council that he lives in close proximity to the Farm and that he often visits the property with his children. He speculated that most citizens are unaware of the property and that he notes a "big about-face" in the management of it.

He stated that he views this position as the "Council's liaison" and that he has a goal to improve public access via an increase in the usage of the property by young people; perhaps as a 4H camp.

Councilman Herreshoff agreed that although important, the Trust's obligations are beyond fundraising efforts.

Councilman Barboza asked Mr. Clark if he was familiar with the greenhouse project with Mr. Clark responding that the greenhouse "looks good." Councilman Herreshoff added that the development of greenhouse agriculture is "ideal" since it will provide an educational component and also bring in needed revenue.

A discussion ensued regarding the Country Inn with Mr. Clark expressing some concern that there is a perception that the Country Inn competes with local for-profit businesses.

Mr. Clark noted the need to attract more young people to Farm events since most of the attendees appear to be middle-aged and older. He promoted an idea of a "Kentucky Derby party" which may be popular with the younger set versus the "Cinco de Mayo" which may have run its course.

Mr. Clark also stated that he would favor more frequent access to Cove Cabin via automobile and that the Barn could be used for Pilates classes.

Councilman Barboza asked to know Mr. Clark's background with Mr. Clark responding that he is a commercial property broker for investment grade real estate.

Mr. Clark added that he was excited by the possibility of being directly involved in the Farm and was frustrated by its previous management issues. He added that this was his first time applying for a "public board" position.

Councilman Barboza stated that he appreciates Mr. Clark's interest.

#### **Historic District Commission Advisory Commission**

Thomas P. Enright, DMD, Poppasquash Road

Dr. Enright informed the Council that he was very interested and quietly involved in the Historic District and that having the District was a "very worthy cause" in Town. He added that the District appears to be going fairly well but that it is in need of input from others in order to do better in response to citizen concerns.

Dr. Enright reported that he is an owner of two properties within the Historic District and that these have been renovated. He added that he has a "good working knowledge" of materials and that he did not personally appear before the Historic District Commission but rather his children and contractors appeared when the applications were considered.

Dr. Enright shared that he knows many of the residents who live in the Historic District and that these persons shared their "trials and tribulations" with him. He added that all Bristolians benefit from the existence of the Historic District.

Dr. Enright expressed concern that the persons who live in the District should have "more voice" and that he is also concerned that the District "may backfire" if not handled properly since there appears to be a disincentive to make needed repairs and that he has noted a deterioration of the condition of buildings today versus the 2005-2006 period.

Dr. Enright informed the Council that synthetic materials may be more cost effective than traditional materials and that some of these are indistinguishable if installed and finished properly.

Councilwoman Parella stated that the purpose of this Committee is for guidance regarding policy changes. She added that the Committee will be in place for a short period of time. She also added that certain authority claimed by the Commission (i.e. landscaping) was never the Council's intention. She also shared that her mother's relatively minor in-kind fence repairs became a problem with the Commission.

Councilwoman Parella stated that one of the problems with the Historic District Commission is that one or more of its members "walk the district" and calls in possible infractions on a cellular phone.

Dr. Enright informed the Council that he is a majority share holder in a limited liability corporation which owns property on Burton Street.

Councilwoman Parella asked to know if Dr. Enright was interested in being a member of the Historic District Commission.

Gary Watros, 291 High Street

Council Chairman Marshall stated that he was familiar with Mr. Watros' work as a former member of the Historic District Commission and also of his gardening expertise.

Mr. Watros stated that he was from time to time "frustrated" with the Historic District Commission and that the procedures of the Commission are not well understood and can sometimes be inconsistent. He added his opinion that the Commission should be proactive and explain its mission more effectively. Mr. Watros added that he would spend approximately three days to prepare for the monthly meetings.

Mr. Watros explained that although the Commission was aware of the need to make improvements it never "got to making things better." He added that he thinks the Advisory Committee is a good idea and needs to help the Commission to work better and to be better understood.

Councilwoman Parella asked to know the type of changes to the Historic District that Mr. Watros might recommend with Mr. Watros stating that he would recommend more public presentations on acceptable changes and also to inform the public that paint colors are not under the jurisdiction of the Historic District Commission. He added that despite this rule, many persons will express concern that the Historic District Commission will dictate the color of one's building.

Mr. Watros added that he would advocate for more consistency regarding the rules and guidelines concerning replacement windows and also to find acceptable alternative materials.

Councilwoman Parella agreed that there have been many technological changes in building materials of late and that some of these should be considered due to cost or resistance to decay.

Mr. Watros agreed that technology should be considered and explained that he worked with the Elks club in order to find a more durable siding material when the organization last renovated their building.

Councilman Barboza asked if Mr. Watros was in favor of expanding the use of "administrative sign-offs" with Mr. Watros stating that there were areas where administrative sign-offs were acceptable.

Councilman Herreshoff noted that the use of new technology and materials must be done carefully with Mr. Watros in agreement stating that vinyl siding "does not look right."

A discussion ensued regarding Rhino-shield with Mr. Watros explaining that the recent installation of Rhino-shield on a State Street residence was due to a bad sanding job prior to the application of the product. He suggested that the Commission might be able to identify "expert advisors" in matters such as Rhino-shield.

Mr. Watros suggested that one of the recommendations of this Advisory Committee might be a permanent Advisory Committee to review acceptable materials and technology.

Council Chairman Marshall noted that some of the ideas that were put forth by the Town's consultant (Arnold Robinson) were never implemented.

Councilwoman Parella stated her concern that Historic District Commission customers are not treated respectfully and also that the Commission is too involved in minutiae.

Lawrence D. Lavers, 62 Burton Street

Mr. Lavers informed the Council that one of the reasons he relocated to Bristol was the existence of the Historic District. He added that he has asked to be included in the advisory group because he "likes to fix things" and is of the opinion that he may be of assistance.

He expressed concern that some of the decisions of the Historic District Commission appear to be arbitrary and also that he sees the Commission having process issues and public policy issues.

Mr. Lavers noted that he believes the basic principles should be examined and that the Commission is not the "pretty police" but rather should be considering "historical consistency."

Mr. Lavers recommended investigating several levels of application for the Historic District, these being those akin to a "rotten step on a porch" and "something identical to what the neighbor did already" and anything beyond. He suggested that the first two applications may be resolved administratively with the more complicated applications requiring a hearing before the Historic District Commission.

Councilwoman Parella stated that Mr. Lavers appears to have a good grasp of what the Council expects from the Committee. She noted that she recently reexamined the intent of the "framers" of the Historic District ordinance and found that the more recent Historic District Commission has "veered off" from this original intent.

Council Chairman Marshall stated that the Council "takes the Historic District seriously" and that it wishes to remove the "trials and tribulations" of the Historic District Commission.

Clifford Drawbridge, 46 Byfield Street

Mr. Drawbridge informed the Council that he was "in good company" after hearing from the previously interviewed candidates. He added that he has been before the Historic District Commission 5-6 times and that there was a large difference in the Commission time spent with those who were unprepared versus prepared applicants. Mr. Drawbridge also reported that there were "a lot of personalities" involved.

Mr. Drawbridge noted that most applicants who do proper research and hire competent contractors seem to have no problems with the Historic District Commission. He noted that to others the process appears to be a burden since there is no foresight to do things that are logically appropriate.

Mr. Drawbridge expressed concern that the staff does not provide opinions and that there should be more guidance and suggestions provided prior to the applicant finalizing a plan to go before the Commission.

Mr. Drawbridge stated that a roof replacement was "a no brainer" and that this should be handled administratively.

He added that the Commission should look towards providing what might be determined to be appropriate choices and that homeowners need to have resources made available to them to help investigate options.

Council Chairman Marshall noted that Mr. Drawbridge provided the design for the new Colt-Andrews School parking lot and thanked him for this service on behalf of the Town.

William Campbell, 186 Hope Street



Mr. Campbell informed the Council that his "agenda" for the Committee is to make living in the Historic District easier for residents. He noted that he has been a resident of Bristol and the Historic District for 15 years and that he moved to Bristol due to the beauty and economic vitality of the Town.

Mr. Campbell also informed the Council that he is in favor of the Historic District but does not always support everything the Historic District Commission has done. He noted that he does not possess "all of the answers" and that there is a multiplicity of issues at hand. Mr. Campbell stated that he has appeared before the Commission seven or eight times and "has seen a lot."

Mr. Campbell explained that sometimes the traditional materials are no longer available and perhaps not the same quality as the originals. He added that it is sometimes essential for the property owner and Historic District Commission to consider alternate materials.

Councilwoman Parella noted that Mr. Campbell seemed to "sum-up well" the situation and explained that the Commission seems to have increased its scope and exercises oversight of matters that were not initially within the purview of the Commission. She added that the original ordinance allows for leniency for the "less-historic" buildings.

Councilman Herreshoff asked to know if the Commission was working from written regulations or are changes "negotiated" for each property.

Mr. Campbell stated that he agreed with Councilwoman Parella that all buildings were not the same and that there might be different rules for different buildings.

Councilman Herreshoff asked to know how someone might determine the particular importance of a structure and asked if location would play a role. He also asked to know if a particularly elaborate house such as Linden Place might be considered differently from one less elaborate.

Mr. Campbell stated that it would be appropriate to create a "Disneyland" appearance.

Councilman Herreshoff asked what might be done regarding a building that was "botched-up" thirty years ago with Mr. Campbell stating that he did not believe that the established guidelines and ordinance covers that issue.

Councilwoman Parella suggested that the Commission should look favorably upon solar energy projects provided that these "look decent."

Lombard John Pozzi, 1226 Hope Street

Council Chairman Marshall stated that Mr. Pozzi would have a "unique perspective" since he served on the Commission in the past.

A discussion ensued regarding the Commission's authority over certain repair and replacement issues with Mr. Pozzi explaining that blinds, storm doors and windows, paving and painting were generally exempt from consideration. He added that color was considered only if it was irreversible particularly when color was integral to the construction element.

Mr. Pozzi agreed that he was still in support of this with the exception of a storm door overly decorated with eagle plaques, etc.

Mr. Pozzi reviewed the letter and numbering system that was in place during the first historic building survey and further explained that this system was used to evaluate buildings upon their architectural and/or historical significance.

Councilman Herreshoff asked to know if the Historic District Commission was currently using this rating system with Mr. Pozzi responding that he did not believe that it was still in use.

Mr. Pozzi also explained that the Historic District Commission used different criteria for approval if the proposed change was not in public view.

Mr. Pozzi noted that some synthetic materials may not be suitable for use in the Historic District.

Councilman Herreshoff asked to know why Mr. Pozzi was not reappointed to the Historic District Commission with Mr. Pozzi recalling that this may have been related to his position on the rehabilitation of the YMCA buildings.

A discussion ensued regarding Mr. Pozzi's participation on the Historic District Commission while being employed as a restoration architect with Mr. Pozzi explaining that he was typically able to moderate the sometimes severe plans of certain real-estate developers while a member of the Commission.

John Barton, 692 Hope Street

Mr. Barton asked that his application might be held in abeyance in favor of the previous interviewees, with Mr. Barton observing that these interviewees appeared to be "top-notch."

The Council expressed continued interest in Mr. Barton's candidacy and asked him to proceed with the interview.

Mr. Barton explained that he was retired from the U.S. military in 1965 and served in both World War II and the Korean War. He later worked in New York City for the Addressograph/Multigraph Company for thirteen (13) years and then moved to Rhode Island and established his own executive search company.

While a resident of New York he served for five (5) years as a Town Councilman, was on the Zoning Board of Review for seven (7) years and also served on the town library board for seven (7) years.

Since his retirement he has run an "adopt a platoon" program, providing support to the U. S. armed services.

Mr. Barton informed the Council that it appears to have many good candidates for the Historic District Commission Advisory Committee and added that he would wish that the Council would appoint persons with common sense.

Councilwoman Parella asked to know if Mr. Barton has appeared before the Historic District Commission with Mr. Barton responding that he had done so at some point in the distant past.

Mr. Barton added that he believes that the Historic District Commission should have a more clearly defined policy and also agreed that the Commission should find ways to "keep-up with technology."

## 2. Appointments

- a. Waypoyset Trust (to fill vacancy; unexpired term to expire January, 2012)

- 1. Ronald E. Roscoe, 1 Sousa Street  
interest/appointment

Councilwoman Parella nominated Mr. Roscoe for appointment.

There were no counter-nominations.

Parella/Barboza - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Roscoe, term to expire in January, 2012.

- b. Post Retirement Benefits Fund - Board of Trustees (to fill vacancy; unexpired term to expire August, 2011)

- 1. Michael A. Lenarcic, 155 Ferry Road - interest/appointment

Councilman Barboza nominated Mr. Lenarcic for appointment.

There were no counter-nominations.

Barboza/Parella - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Lenarcic, term to expire in August, 2011.

- c. Mount Hope Trust - Board of Trustees (term to expire in December, 2012)

- 1. Anthony H. Rego, Jr., 1176 Hope Street - interest/appointment
  - 2. Brian W. Clark, 7 Heritage Road - Interest/appointment

Councilman Barboza nominated Anthony H. Rego for appointment.

There were no counter-nominations.

Barboza/Herreshoff - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Rego, term to expire in December, 2012.

- d. Historic District Advisory Committee (5, 3 owning property in National Register/Town Historic District) (terms to expire on April 30, 2011)

1. Thomas P. Enright, DMD, Poppasquash Road - interest/appointment
2. Gary Watros, 291 High Street - interest/appointment
3. Lawrence D. Lavers, 62 Burton Street - interest/appointment
4. Clifford Drawbridge, 46 Byfield Street - interest/appointment
5. William Campbell, 186 Hope Street - interest/appointment
6. Lombard Pozzi, 1226 Hope Street - interest/appointment
7. Judith Anderson, 117 Constitution Street - interest/appointment
8. John D. Barton, 692 Hope Street, interest/appointment
9. Council Clerk Cirillo re Historic District Commission appointment of John Allen

A discussion ensued regarding the Council's appointment of the candidates for this Committee with the Council in agreement that it would consider amending the enabling resolution to allow for a greater number of appointees. It was also agreed that the Director of Community Development would serve as ex-officio with no vote.

Barboza/Herreshoff - Voted unanimously to close the application period for the Historic District Commission Advisory Committee and accept no further applicants.

Barboza/Herreshoff - Voted unanimously agreeing in principle to appoint all applicants to the Committee and to forward the matter of the appointments to the meeting to be held on December 8, 2010 for ratification.

Barboza/Herreshoff - Voted unanimously  
to name Councilwoman Parella as the  
Council's appointee to serve on this  
Committee.

There being no further business, upon a motion by Councilman  
Barboza, seconded by Councilwoman Parella and voted unanimously,  
the Chairman declared this meeting to be adjourned at 10:05  
o'clock PM.

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Louis P. Cirillo, CMC, Council Clerk